



September 16, 2017

US Army Corps of Engineers, Tulsa District  
Attn: Mr. Terry D. Rupe, Chief, Real Estate Division  
1645 South 101<sup>st</sup> East Avenue  
Tulsa, OK 74128-4609

**RE: LEASE NO. DACW56-1-15-268  
TOWN OF CARLTON LANDING  
2017 ANNUAL REPORT**

**REFERENCES:** (a) Department of the Army Lease to Non-State Governmental Agencies for Public Park and Recreational Purposes, Roundtree Landing, Eufaula Lake, Pittsburg County, Oklahoma, LEASE NO. DACW56-1-15-268, dated 23 June 2015.

(b) U.S. Army Corps of Engineers, Tulsa District, Real Estate Division letter of approval ICO EUF-FY16-005: Trail System Construction, dated 23 November 2015.

(c) U.S. Army Corps of Engineers, Tulsa District, Real Estate Division Construction Approval for Slip Expansion, Fueling Station, and Relocation of Gangway (EUF-FY17-043) letter dated 19 June 2017.

(d) U.S. Army Corps of Engineers, Tulsa District, Real Estate Division Construction Approval for Clearing, Grading, and Re-Vegetation for Sports Field and Future Marina Center letter dated 15 June 2017.

Dear Mr. Rupe,

I hope you are doing well. The Carlton Landing Development project continues to grow and evolve. This 2017 Annual Report (this "Annual Report") references several projects which were conceptually approved by the U.S. Army Corps of Engineers (the "Corps", "you", "your") as evidenced in ref. (a).

#### **ANNUAL REPORT REQUIREMENTS**

The Lease requires that the following items be provided in this Annual Report:

- 1. Plans for management, maintenance and development activities to be undertaken by the Lessee and any sub-lessee.**

**Reponse:** The Town of Carlton Landing currently has one agreement with Carlton Landing Enterprises, LLC to operate a marina within the leased premises. As future projects requiring management are completed, additional concession agreements will be forthcoming.

**2. Report of the management, maintenance, and development accomplishments of the Lessee for the preceding year.**

**Response:** The Town has learned much about the request and approval process with the Corps of Engineers. Two Construction Requests within the Leased Premises were approved. The following project was previously approved and is still in progress:

- a. **EU-FY16-005: Trail System Construction**—the project was approved in ref. (b) and is ongoing. The first phase of trail development was completed. Additional phases are planned. Maintenance of existing trails is ongoing.

The following projects were approved in 2017:

- b. **EU-FY17-043: Slip Expansion, Fueling Station, and Relocation of Gangway**—Ref. (c) approved an expansion of the marina by an additional 32 slips, authorizes a fueling station on the docks, and relocates the existing gangway from private land to the Leased Premises. Sixteen slips are in the installation process, the fuel system will soon be installed, and the gangway will be relocated to the leased premises shortly. An additional 16 slips will be installed early in 2018.
- c. **EU-FY17-021: Sports Fields Clearing, Grading, and Re-Vegetation for Sports Field and Future Marina Center**—Ref. (d) approved clearing 19 acres which will eventually be used for Sports Fields and a Marina Center. A paved road will also be built around the perimeter of the area. The area will be cleared as soon as Tax Increment Funding (TIF) funds become available, probably in October 2017. A gravel road will be constructed in late 2017 or early 2018.

The following project is a requirement of the Lease:

- d. **Fence for Environmentally Sensitive Area**—A chain link fence and associated bollards will be constructed to block access to the environmentally sensitive area from the cleared Sports Field and Marina Center area. The cleared area is adjacent to the environmentally sensitive area, so the fence will be built concurrent with clearing. The fence was a requirement from ref. (a).

**3. Report on any significant modifications of policies or procedures which are planned for the following year as well as those implemented in the preceding year.**

**Response:** Much has been accomplished at Carlton Landing since the 2016 Annual Report. Perhaps the most important developments have come in the form of improved organization on our end and better coordination between the Town of Carlton Landing and the local Lake Eufaula office. We now have a full-time Project Manager to manage projects on the Leased Premises. The Town of Carlton Landing Tax Increment Funding (TIF) Committee is also actively engaged in prioritizing and funding projects on the leased premises. This should allow us to forecast development plans and schedules more accurately.

Our Project Manager meets weekly with the Corps staff at the U.S. Army Corps of Engineers—Eufaula Lake Project Office for the purpose of gathering information, updating project status, and general coordination on activities within the Leased Premises. Representatives from your office routinely sit in on those meetings. Occasionally our General Contractor and the Developer attend these meetings when construction is pending or high-interest items are being discussed. Overall the communication between the Corps of Engineers and the Town of Carlton Landing has greatly improved and I would like to publicly thank the Corps personnel who are involved in this effort.

As a result of the efforts of the TIF Committee and feedback from Corps personnel, we are in the process of breaking larger projects into smaller, more manageable sub-projects. This makes it less difficult to fund and schedule projects incrementally over time. It also makes it easier for Corps and Town personnel to understand and track the smaller projects. For instance, we now submit a construction request to accomplish horizontal development such as clearing, grading, and infrastructure separately from vertical development such as the construction of buildings. Additional construction requests can then be scaled to include one building, or a group of buildings depending on funding and complexity.

- 4. Minor modifications to the Development Plan. Major modifications are to be accomplished by amendment to the Development Plan before proceeding to implement any changes in the development or management of the leased premises.**

**Response:** A variety of issues have slowed development on the Leased Premises, including delayed TIF funding. The TIF Committee has been heavily involved with the Developer to fund, schedule, and implement a Five-Year Development Plan. As new plans and schedules have emerged, The Town's Project Manager has coordinated with Corps personnel in your office to modify and amend the Development Plan. A new Development Plan and schedule of construction is included below.

**5. Budget of the Lessee for carrying out all activities for the upcoming year.**

**Response:** In 2015, the Town created a Tax Increment Financing ("TIF") District which allows the Town to receive the tax increment resulting from growth within the increment district for up to 25 years. In 2017, the Town received its first distribution from the TIF District. The TIF funds will be appropriated in accordance with the Town's Resolutions to affirm the Memorandum of Internal Procedures related to funds from the TIF District. Revenue bonds based on the TIF income stream are now being written, which will provide a significant amount of money for development of the Leased Premises. The first bond issue is expected in October 2017. Revenue bond issues are expected to occur every year for 25 years as each tax increment is received.

It is important to note there are other sources of financing for development of the Leased Premises besides TIF. The local Developer, Carlton Landing Enterprises, LLC, and other vendors and concessionaires are expected to finance future projects. However, major infrastructure and most public-use projects will be accomplished using public TIF money.

**6. Personnel to be used in the management of the Leased Premises.**

At this time, the only personnel involved within the Leased Premises are contractors or vendors. The Town does not employ any personnel for management within the Leased Premises. In the future, the Town plans to hire employees for management of the Leased Premises as management needs are identified.

**7. Annual certification that all water and sanitary systems on the premises have been inspected and comply with federal, state and local standards as required by the condition on Applicable Laws and Regulations as defined in the Lease. The Lessee will also provide a statement of compliance with the Rehabilitations Act and the Americans with Disability Act, as required in the condition on Non-Discrimination as defined in the Lease, noting any deficiencies and providing a schedule for correction.**

At this time, no water or sanitary systems are located on the Leased Premises. Also, as the Lessee completes projects within the Leased Premises in accordance with the Lease and consent from the Corps of Engineers, said projects will be completed in accordance with the Rehabilitations Act and built in such a way as to comply with the Americans with Disability Act and the Non-Discrimination language of the Lease.

**2017 STATUS UPDATES**

**THE USE PLAN**

With this Annual Report, we wish to provide the Corps with a status update on the execution of the various components to the Use Plan as defined in Exhibit "B-1" of the Lease. For your convenience, we have presented the status update information below in the same order as defined in the approved Use Plan of the Lease.

**1. USE PLAN – Minimum Activities Required by the Lessor:**

**a. Furnish facilities for mooring and docking privately owned boats.**

**Status Update:** The Town, through a Concession Agreement with Carlton Landing Enterprises LLC, currently has thirty-two (32) boat slips furnished for mooring and docking privately owned boats. Ref. (c) approved an additional thirty-two (32) boat slips.

**Needed to Proceed:** NO ADDITIONAL ACTION NECESSARY.

**b. Servicing, repairing, maintaining, and caring for privately owned boats.**

**Status Update:** The Town, through a Concession Agreement with Carlton Landing Enterprises LLC, is currently complying with this component of the Use Plan. All privately owned boats moored and docked within Carlton Landing Marina are serviced, repaired, maintained, and cared for.

**Needed to Proceed:** NOTHING AT THIS TIME.

**c. Sale of gasoline and oil.**

**Status Update:** The Town, through a Concession Agreement with Carlton Landing Enterprises LLC, is currently taking steps to comply with this component of the Use Plan. Carlton Landing Enterprises LLC has contracted with Hoidale Company to provide a fuel tank and pump system in accordance with all applicable federal, state, local, and Corps codes and regulations. The work should be complete by February 2018. A copy of the executed vendor contract is attached to the 2016 Annual Report as **Exhibit "D"**.

**Needed to Proceed:** NOTHING AT THIS TIME.

**d. Sale of food, refreshments, fishing tackle, bait, fishing licenses and other supplies.**

**Status Update:** A ship's store will be constructed at the current marina location in late 2017 or early 2018. When the Marina is relocated to the ultimate location as defined in ref. (a) an expanded dock store will be constructed.

**Needed to Proceed:** NOTHING AT THIS TIME.

**e. Providing a marine sanitary boat pump-out system**

**Status Update:** At this time, to our knowledge, there are no boats moored or docked in the Carlton Landing Marina which possess a grey water tank. We plan to comply with this component of the Use Plan following:

- i. the relocation of the existing boat docks to the ultimate location of the Marina as defined in the Lease AND
- ii. the completion of construction of a marine sanitary boat pump-out system at the future marina site.

We plan, subject to Corps approval, for both of these requirements to be completed after the Marina is relocated if boats requiring sanitary pump out systems are supported. Currently there are no plans to moor or support boats that require this capability.

**Needed to Proceed:** NOTHING AT THIS TIME.

**f. Furnish premier and primitive campsites**

**Status Update:** The Town plans to enter into a Vendor Agreement with an outside party who will furnish premier and primitive campsites. The Town has not yet identified who that vendor might be.

**Needed to Proceed:** NOTHING AT THIS TIME.

**g. Construct hiking and biking trails**

**Status update:** Construction approval for the trail system was provided by the Corps on November 23, 2015. In February of 2016, the Carlton Landing Economic Development Trust (the "Town Trust") executed a Trails Development Agreement with Carlton Landing Enterprises LLC for the construction of a portion of the approved trail system. A copy of this Trails Development Agreement was attached to the 2016 Annual Report as **Exhibit "E"**. The first set of trails was constructed and has been in use. Subsequent phases are expected to commence in 2019.

**Needed to Proceed:** NOTHING AT THIS TIME.

**2. USE PLAN – Optional Activities that may be offered by the Lessor**

**a. Rental of Boats and Personal Watercraft**

**Status Update:** The Carlton Landing Boat Club operates a membership based boating program which is available to the general public. In addition to fixed

price annual memberships, individuals from the general public can hire one of the Boat Club staff for hourly boating excursions on an hour-by-hour or day-by-day basis. These services satisfy a good portion of the general public's current market demand for boat and/or PWC rental.

**Needed to Proceed:** NOTHING AT THIS TIME.

**b. Chartering of Dinner Cruises on the Lake**

**Status Update:** At this time, the Town has not yet contracted with an outside vendor to operate a business which charters dinner cruises on the lake. The Town has not yet identified such a vendor or made contact with anyone. The Town is hopeful that such a vendor can be identified and such an operation can be established at the Carlton Landing Marina.

**Needed to Proceed:** NOTHING AT THIS TIME.

**c. Launch and Retrieval of Boats for Storage and/or Service Purposes**

**Status Update:** This capability will not be in place until after the Marina is relocated in 2019. The Development Plan details future plans for providing these services.

**Needed to Proceed:** NOTHING AT THIS TIME.

**d. Sale of Miscellaneous Boats, Personal Watercraft and Related Accessories**

**Status Update:** At this time, the Town has not yet contracted with an outside vendor to operate a business which sells boats, personal watercraft and related accessories. The Town has not yet identified such a vendor or made contact with anyone. The Town is hopeful that such a vendor can be identified and such an operation can be established at the Carlton Landing Marina.

**Needed to Proceed:** NOTHING AT THIS TIME.

**e. Sale of recreational merchandise, sportswear, equipment and related accessories**

**Status Update:** At this time, the Town has not yet contracted with an outside vendor to operate a business which sells merchandise, sportswear, equipment and related accessories. The Town has not yet identified such a vendor or made contact with anyone. The Town is hopeful that such a vendor can be identified and such an operation can be established at the Carlton Landing Marina.

**Needed to Proceed:** NOTHING AT THIS TIME.

**f. Furnish guide service and/or charter service**

**Status Update:** We currently have an ongoing and supportive relationship with D&K Guide Service, a local fishing guide company which operates around the Carlton Landing area. We are seeking other guides to offer fishing and hunting guide and/or charter services which can enhance public recreational opportunities on Lake Eufaula via the Carlton Landing Marina.

**Needed to Proceed:** NOTHING AT THIS TIME.

**g. Rental of floating and fixed location cabins**

**Status Update:** Architectural design work is in process for floating and fixed location overnight rental cabins. Architectural floor plans and elevations for the Rental Cabins Plans were attached to the 2016 Annual Report as **Exhibit "F"**.

- i. **Fixed Location Rental Cabins:** This project will not be feasible until TIF funds become available to construct the infrastructure to support it. Currently this is beyond the anticipated time horizon of the Five-Year Plan.

**Needed to Proceed:** NOTHING AT THIS TIME.

- ii. **Floating Rental Cabins:** This project will not be feasible until TIF funds become available to construct the infrastructure to support it. Currently this is beyond the anticipated time horizon of the Five-Year Plan.

**Needed to Proceed:** NOTHING AT THIS TIME.

**h. Furnish a fishing dock**

**Status Update:** The new docks and slips authorized in ref. (c) have a fishing platform attached. When the docks are moved a new arrangement for fishing will be considered. Currently this is beyond the anticipated time horizon of the Five-Year Plan.

**Needed to Proceed:** NOTHING AT THIS TIME.



**2017 STATUS UPDATE**  
**THE DEVELOPMENT PLAN**

As part of this 2017 Annual Report, we also wish to provide the Corps with a status update on the execution of the various components to the Development Plan as defined in Exhibit "B-2" of ref. (a). We have presented the status update information below in the same order as defined in the Development Plan of the Lease.

**1. Nature Center**

**a. Hiking & Biking Trails**

**Status Update:** Construction and maintenance ongoing. Expect completion within five years.

**Needed to Proceed:** APPROVED BY REF. (B). NOTHING MORE NEEDED AT THIS TIME.

**b. Education & Natural Play Areas**

**Status Update:** Construction expected after 2022.

**Needed to Proceed:** APPROVED BY REF. (B). NOTHING MORE NEEDED AT THIS TIME.

**c. Rental Cabins**

**Status Update:** Rental Cabins within the Nature Center area are no longer anticipated. These will be incorporated into the Roundtree Landing area of the leased premises.

**Needed to Proceed:** NOT APPLICABLE.

**d. Outdoor Amphitheater**

**Status Update:** First phase of construction expected to begin in 2021.

**Needed to Proceed:** NOTHING MORE NEEDED AT THIS TIME.

**e. Nature Center Facilities**

**Status Update:** Construction activity will begin in 2017. Several Nature Center Facilities buildings will be constructed in the next five years.

**Needed to Proceed:** APPROVAL OF CONSTRUCTION REQUESTS WHEN SUBMITTED.

2. **Adventure Zone**—The Adventure Zone is conceptual. This might be administered through a single concession contract or directly by the Town. The overall manager could administer a group of smaller vendors and concessionaires. The Adventure Zone could include the amenities and activities listed below:

- a. **Kayaks and Paddleboards**

**Status Update:** Currently, kayaks and paddleboards are owned and maintained by the Carlton Landing Owners Association, Inc. and are made available to guests and residents of Carlton Landing at no charge. We see an opportunity for growing a kayak and paddleboard rental business as the Adventure Zone is established. The Town is looking for a qualified vendor to oversee this business. If equipment cannot be properly maintained by the Association this activity may lapse until an adequate business solution can be found.

**Needed to Proceed:** VENDOR/CONCESSIONAIRE.

- b. **Wibit Aquatic Play Zone**

**Status Update:** The Aquatic Play Zone is conceptual. When a vendor/concessionaire is identified the schedule for this project will be added to the Development Plan.

**Needed to Proceed:** VENDOR/CONCESSIONAIRE.

- c. **Courtesy Dock**

**Status Update:** The Courtesy Dock is planned to be installed in 2019 when the Marina moves to its permanent site at Roundtree Landing.

**Needed to Proceed:** APPROVAL OF CONSTRUCTION REQUEST WHEN SUBMITTED.

- d. **Bouldering Course**

**Status Update:** The Bouldering Course is conceptual. When a vendor/concessionaire is identified the schedule for this project will be added to the Development Plan.

**Needed to Proceed:** VENDOR/CONCESSIONAIRE.

**e. Paintball Area**

**Status Update:** The Paintball Area is conceptual. When a vendor/concessionaire is identified the schedule for this project will be added to the Development Plan.

**Needed to Proceed:** VENDOR/CONCESSIONAIRE.

**f. Outdoor Recreation Area**

**Status Update:** The Outdoor Recreation Area is conceptual. It could include activities such as pony rides, bungee bounce, slack line balance courses, a zip line, and other outdoor recreation activities. When a vendor/concessionaire is identified the schedule for this project will be added to the Development Plan.

**Needed to Proceed:** VENDOR/CONCESSIONAIRE.

**g. Climbing Wall**

**Status Update:** The Climbing Wall is conceptual. When a vendor/concessionaire is identified the schedule for this project will be added to the Development Plan.

**Needed to Proceed:** VENDOR/CONCESSIONAIRE.

**3. Roundtree Landing Cove Side**

**a. Sports Fields**

**Status Update:** Construction activity will begin in 2017. Initial clearing of the area and construction of initial roads were approved by ref. (d). Sports fields are expected to be built after 2022.

**Needed to Proceed:** NOTHING MORE NEEDED AT THIS TIME.

**b. Horse Riding Trails**

**Status Update:** The Horse Riding Trails are expected to be built after 2022.

**Needed to Proceed:** NOTHING MORE NEEDED AT THIS TIME.

**c. Premium Campsites**

**Status Update:** The Premium Campsites are conceptual. When a vendor/concessionaire is identified the schedule for this project will be added to the Development Plan.

**Needed to Proceed:** VENDOR/CONCESSIONAIRE.

#### 4. Summer Camp

**Status Update:** The Summer Camp is an integral part of the overall vision for the Leased Premises. It is conceptual. It is envisioned that the Town would be able to attract a camp operator by providing the infrastructure related specifically to the camp expansion within Roundtree Landing. This is not likely to happen until after 2022. The camp operator would be responsible to fund the costs for phasing in the tents, cabins, supporting facilities, lakefront improvements, swim beaches and other outdoor recreation facilities. This region is underserved. An alternative summer camp experience is not currently offered within a five hour drive of Oklahoma City. When a vendor/concessionaire and the necessary funding are identified the schedule for this project will be added to the Development Plan.

**Needed to Proceed:** VENDOR/CONCESSIONAIRE, FUNDING.

#### 5. The Marina

##### a. Boat Slips

**Status Update:** Currently, the Marina has thirty-two (32) boat slips and four (4) PWC slips. Expansion to sixty-four (64) slips was approved by ref. (c). All slips are rented and a waiting list exists. This is the final expansion in this location. In the spring of 2019, we anticipate relocating the existing boat and PWC slips to the ultimate marina site at Roundtree Landing.

**Needed to Proceed:** CURRENT EXPANSION APPROVED BY REF. (C). NOTHING MORE NEEDED AT THIS TIME.

##### b. Floating Cabins

**Status Update:** The Floating Cabins are conceptual. When a vendor/concessionaire is identified the schedule for this project will be added to the Development Plan.

**Needed to Proceed:** VENDOR/CONCESSIONAIRE.

**c. Premium Campsites**

**Status Update:** The Premium Campsites are conceptual. When a vendor/concessionaire is identified the schedule for this project will be added to the Development Plan.

**Needed to Proceed:** VENDOR/CONCESSIONAIRE.

**d. Primitive Campsites**

**Status Update:** The Primitive Campsites are conceptual. When a vendor/concessionaire is identified the schedule for this project will be added to the Development Plan.

**Needed to Proceed:** VENDOR/CONCESSIONAIRE.

**e. Infrastructure and Access Road**

**Status Update:** The Access Road was approved in ref. (d). Roads and infrastructure will be built and maintained over a period of several years. Much of this work will be accomplished within the next five years.

**Needed to Proceed:** APPROVAL OF CONSTRUCTION REQUESTS WHEN SUBMITTED.

**f. Lake Store**

**Status Update:** The Lake Store is conceptual. When a vendor/concessionaire is identified the schedule for this project will be added to the Development Plan.

**Needed to Proceed:** VENDOR/CONCESSIONAIRE.

**g. RV Resort**

**Status Update:** The RV Resort is conceptual. When a vendor/concessionaire is identified the schedule for this project will be added to the Development Plan.

**Needed to Proceed:** VENDOR/CONCESSIONAIRE.

#### **h. Lakefront Restaurant**

**Status Update:** The Lakefront Restaurant is conceptual. When a vendor/concessionaire is identified the schedule for this project will be added to the Development Plan.

**Needed to Proceed:** VENDOR/CONCESSIONAIRE.

#### **Development Plan Schedule**

**General:** The original Development Plan was submitted as Exhibit “B-2” as part of ref. (a). The Town of Carlton Landing’s Tax Increment Funding (TIF) Committee has developed a Five-Year Plan based on expected tax increments and the associated revenue bonds that provide most of the financing for projects within the Leased Premises. Financing is the key driver that determines when a project can be implemented, and what it will look like. Therefore, The Town’s Five-Year Plan anchors the Development Plan in terms of time and scope. Because many projects on the Leased Premises are too large to accomplish within a given year, they have been broken down into phases and sub-tasks. The Development Plan below shows the project sub-tasks to be accomplished in the next five years. Projects to be accomplished after that are categorized as 2023 and beyond. As each year passes, projects from this category will be added to the Five-Year Plan. Projects that require another vendor or concessionaire to provide funding, or to operate and maintain that project are identified as conceptual. When these projects become viable they will be added to the Five-Year Plan.

#### **YEAR 2017**

- 1. Slip Expansion, Fueling Station, and Relocation of Gangway**—this project is on the lake under Corps jurisdiction. The Town has a concession agreement with Carlton Landing Enterprises (CLE) to install, operate, and maintain the marina and docks. Accordingly, the marina, docks, and other associated equipment are funded through bank loans and other forms of investment. Thirty-two (32) slips are currently in place. The gangway leads to a landing access point (LAP) sited on private land. Ref. (c) approved an expansion of thirty-two (32) additional slips in the current location, authorized a fueling station, and relocation of the gangway to a new LAP sited on the Corps Leased Premises. The first sixteen (16) slips have been constructed and will be installed by fall 2017. The gangway will be relocated and fuel system installed in fall 2017.
- 2. Sports Fields Clearing, Grading, and Re-Vegetation for Sports Field and Future Marina Center**—this project is on the Corps Leased Premises at Roundtree Landing. It was approved in ref. (d) and will be funded with TIF revenue bonds. Project implementation will occur in two phases. Phase-I will include clearing, grubbing, fine grading, and re-

vegetation of a 19 acre area that comprises the entire area to be developed in the future. This will occur in the fall and winter of 2017. Phase-II involves road building.

3. **Fence for Environmentally Sensitive Area**—this project is on the Corps Leased Premises at Roundtree Landing. It is a Corps requirement identified and required by ref. (a), and will be funded with TIF revenue bonds. The fence line has been marked. It is adjacent to the Sports Fields and Marina area and will be cleared concurrently. The fence will be in place by fall 2017 and before any other construction activities occur in this area.
4. **Nature Center Facilities**—this project is on the Corps leased premises and will be funded with TIF revenue bonds. It has been broken into several phases and sub-tasks. Two of these sub-tasks are expected to commence in 2017:
  - a. **Nature Center Facilities Clearing**—A construction request will be submitted in the fall of 2017 to clear the area, and construct a temporary gravel parking lot.
  - b. **East Liner Building**—A construction request will be submitted in the winter of 2017 to build the East Liner building and a permanent parking lot. Construction will continue through 2018.

#### **YEAR 2018**

1. **Slip Expansion**—the remaining sixteen (16) slips, representing the final action authorized in ref. (c), will be constructed and installed in the spring of 2018. This will be the final installment of slips before the Marina is relocated to the approved site at the Sports Fields and Marina site on Roundtree Landing in 2019.
2. **Sports Fields Clearing, Grading, and Re-Vegetation for Sports Field and Future Marina Center**—a gravel road leading down to the marina area will be built in the spring of 2018. Eventually this road will be paved. This represents the final action authorized by ref. (d).
3. **Nature Center Facilities**—two construction requests will be submitted in 2018 to accomplish sub-tasks relating to the Nature Center Facilities, including:
  - a. **Playground**—a playground will be built on the Nature Center Facilities site on the leased premises in the spring of 2018.
  - b. **West Liner Building**—this building will begin construction in the first half of 2018. The permanent parking lot will be completed along with this building. A pergola will also be constructed between the two liner buildings.
4. **Trail Center Construction**—this project was approved in ref. (b) and will be funded using TIF revenue bonds. This project could be impacted by the Town's ability to secure state and federal grants. An additional 20% of the trails will be constructed in the spring of 2018. The trails will be 30% complete when this part of the project is complete.

5. **Marina Infrastructure**—relocation of the Marina in 2019 requires that infrastructure be in place to support it. Several construction requests will be submitted in 2018 to support utilities and other infrastructure so the move can happen on time. These include:
- a. **Utilities Expansion**—water, sewer, fiber, and electrical utilities will be needed at the Marina. Electrical utilities will require an easement from the Corps of Engineers to Kiamichi Electrical Cooperative. This project will be funded by TIF revenue bonds. When the electrical easement is granted a construction request will be submitted to accomplish the expansion of utilities to the Marina. This is expected to occur in the summer of 2018.
  - b. **Marina Dock Spine**—a dock spine and associated gangway and utilities infrastructure will be needed to connect docks and slips to the shoreline. This will be paid for with TIF revenue bonds. A construction request will be submitted in the summer of 2018. Installation of the dock spine is expected to occur in the second half of 2018, or early in 2019, concurrent with or immediately after the utility expansion to the area.
  - c. **Marina Boat Ramp**—a two-lane boat ramp will be needed to support the Marina. This will be paid for with TIF revenue bonds. A construction request and the associated dredging request will be submitted in the summer of 2018. Construction and installation of the boat ramp is expected to occur in the second half of 2018, or early in 2019.

#### YEAR 2019

1. **Marina Relocation**—relocation of the Marina to Roundtree Landing will occur in four phases with separate funding sources for each phase. Pre-conditions for moving the marina include successful expansion of utilities and the installation of the dock spine. The two phases are:
- a. **Dock Relocation**—the docks will be moved and attached to the dock spine. This is not construction so no construction request is expected, but the move will be coordinated through the Eufaula Lake Project Office. The move will be funded by Carlton Landing Enterprises. The move is expected to occur in the spring of 2019.
  - b. **Fuel System Relocation**—the fuel system will be relocated separately. Construction of pads and other land infrastructure will be required. This is expected to occur when the dock spine is built, or a separate construction request will be submitted in late 2018 or early 2019. This will be funded with TIF revenue bonds. The relocation is expected to occur in the spring of 2019.
  - c. **Dock Expansion**—after the docks are relocated, additional expansion will be required. A construction request for additional docks will be submitted in late 2018 or early 2019. This will be financed by Carlton Landing Enterprises through



bank loans and other investment. Installation of the docks is expected to occur until the 300 slip limit is reached, and will be driven by demand.

- d. **Road System**—an expansion of the gravel roads and parking areas will be required to support marina traffic. A construction request will be submitted in late 2018 or early 2019. This will be funded with TIF. This is expected to be completed in the spring of 2019.
2. **Courtesy Docks**—once the marina is relocated, courtesy docks will be needed to provide boaters access by water to the Leased Premises near the Town Center. The landing access point (on the leased premises near the Nature Center), gangway, electrical, and water utilities will remain to support the courtesy docks. A construction request will be submitted in late 2018 or early 2019. The project will be funded with TIF revenue bonds. The courtesy docks will be open, uncovered slips for day use. They will be open to the general public. Installation is anticipated for spring 2019 after the marina docks have been relocated.
3. **Trail Center Construction**—this project was approved in ref. (b) and will be funded using TIF revenue bonds. This project could be impacted by the Town's ability to secure state and federal grants. An additional 20% of the trails will be constructed in the spring of 2019. The trails will be 50% complete when this part of the project is complete.

**YEAR 2020**

1. **Marina Expansion**—additions to the dock spine and installation of docks and slips will continue under previously submitted construction requests. The dock spine and associated infrastructure will be financed through TIF revenue bonds. Additional slips will be funded by Carlton Landing Enterprises.
2. **Marina Center**—the Marina Center will support the marina with shore-based facilities, funded by TIF. The first of these projects is:
  - a. **Fenced Yard for Boat Storage**—a construction request will be submitted in late 2019 to accomplish this project by the spring of 2020.
3. **Trail Center Construction**—an additional 20% of the trails will be constructed in the spring of 2020. This project could be impacted by the Town's ability to secure state and federal grants. The trails will be 70% complete when this part of the project is complete.
4. **Nature Center Facilities**—One construction request will be submitted in early 2020 for:
  - a. **Event Lawn**—this project supports the Nature Center and associated buildings. It will be funded with TIF revenue bonds. Construction will begin sometime in 2020.

## **YEAR 2021**

1. **Courtesy Docks**—additional docks will be added.
2. **Marina Expansion**—additions to the dock spine and installation of more docks and slips will be accomplished.
3. **Marina Center**—new construction will include:
  - a. **Dock Store**—shore-based retail space for fishing and water sports.
4. **Nature Center Amphitheater**—an amphitheater will be constructed on the Leased Premises near the town, just west of the Nature Center Facilities.
5. **Nature Center Facilities**—one construction request will be submitted in late 2020:
  - a. **Grand Hall**—construction will begin in 2021.
6. **Trail Center Construction**—an additional 30% of the trails will be constructed in the spring of 2021. This project could be impacted by the Town's ability to secure state and federal grants. The trails will be 100% complete when this part of the project is complete.

## **YEAR 2022**

1. **Marina Expansion**—additions to the dock spine and installation of more docks and slips, will be accomplished.
2. **Marina Center**—new construction will include:
  - a. **Paving**—roads, parking lots, and other paved infrastructure will be constructed.

## **YEAR 2023 and Beyond**

1. **Marina**—expansion will continue until 300 slips are in place.
  - a. **Breakwater**—as the docks and slips extend further out towards the lake a breakwater will be needed to reduce wave action from wind and boats.
  - b. **Premium Campsites**
  - c. **Primitive Campsites**
  - d. **Floating Cabins**
  - e. **RV Resort**
2. **Marina Center**—new construction will include:
  - a. **Boat Storage Building**

- b. Retail Buildings
- c. Marina Lake Store
- d. Lakefront Restaurant

**3. Sports Fields**—new construction will include:

- a. Tennis Courts
- b. Soccer Field
- c. Baseball Field
- d. Horse Riding Trails

**4. Nature Center**—new construction will include:

- a. Hiking and Biking Trails
- b. Education and Natural Play Areas
- c. Fishing Dock

**5. Infrastructure**—continued additions and improvements to support recreation throughout the leased premises.

**Conceptual**

**1. Adventure Zone**

- a. Kayaks and Paddleboards
- b. Wibit Aquatic Play Zone
- c. Bouldering Course
- d. Paintball Area
- e. Outdoor Recreation Area
- f. Climbing Wall

**2. Roundtree Landing Cove Side**

- a. Premium Camp Sites

**3. Summer Camp**

- a. Tents and Cabins

- b. Supporting Facilities
- c. Swim Beach
- d. Outdoor Recreation Facilities

### CONCLUSION

Mr. Rupe, we appreciate your review of this 2017 Annual Report. We look forward to working with the Corps to realize the vision of Lease No. DACW56-1-15-268. We will continue to meet with the Eufaula Lake Office and your staff to keep them abreast of developments regarding the Leased Premises. We greatly appreciate your support and that of the Corps of Engineers.

Thank you again for your help. Here's to great days on Lake Eufaula!

Best regards,

**THE TOWN OF CARLTON LANDING**



Joanne Chinnici

Mayor, Town of Carlton Landing

CC: (b) (6) U.S. Army Corps of Engineers  
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Grant Humphreys, Town Founder / Town Manager  
Jeff Click, Vice Mayor, Town of Carlton Landing  
David Kimmel, Trustee, Town of Carlton Landing  
Marci Carrick, Trustee, Town of Carlton Landing  
J.J. Morris, Trustee, Town of Carlton Landing